



HOBART ROAD
Cambridge

Carter Jonas

HOBART ROAD, CAMBRIDGE, CB1 3PS

- City Centre – approx. 1.2 miles
- Cambridge Railway Station – approx. 0.8 miles
- Addenbrookes Hospital – approx. 2 miles

Open-plan sitting room & family room • Kitchen/ breakfast/dining room • Utility & separate cloakroom/ WC • 4 Bedrooms • 1 Bathroom with bath & shower • Driveway parking • Good-size lawned garden • EPC rating C

DESCRIPTION

A particularly spacious and fantastically presented four-bedroom house offering in excess of 1,300 sq.ft of accommodation on this popular road only one mile from the city centre. The property has been extensively and thoughtfully extended creating a spacious feel throughout. Externally offering driveway parking and a delightful established rear garden.

Entering into the entrance hall with solid oak flooring and under stairs storage. The sitting room, also benefiting from oak flooring, enjoys a bay window to the front aspect, fitted storage and a gas fireplace. The kitchen/dining room is wonderfully light and spacious with a stylishly fitted kitchen with stone worktops. Integrated appliances include a double oven, hob and dishwasher. Ample dining space. Velux windows and French doors leading to the rear garden. Further offering a utility room and cloakroom.

The first floor offers three double sized bedrooms and a bathroom fitted with a bath and shower over, heated towel rail, wash hand basin and WC. The converted loft is now a particularly spacious master bedroom with solid oak flooring, fitted eaves storage and windows to both front and rear aspects.

A PARTICULARLY SPACIOUS AND FANTASTICALLY PRESENTED FOUR-BEDROOM HOUSE OFFERING IN EXCESS OF 1,300 SQFT OF ACCOMMODATION SITUATED ON THIS POPULAR ROAD ONLY ONE MILE FROM THE CITY CENTRE.



OUTSIDE

The front of the property offers gravelled driveway parking. The rear garden is predominately lawned with a paved terrace, store shed and wonderful mature shrubs, plants and trees.

LOCATION

Hobart Road is a popular residential street sitting between Mill Road and Coleridge Road. Offering excellent access to the city centre, Addenbrookes Hospital and Cambridge Train Station. The popular Mill Road is host to a wealth of diverse shops, cafes and restaurants and there is also a nursery, primary school and secondary school within a walking distance.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Gas fired central heating. Mains gas, water, drainage and electricity

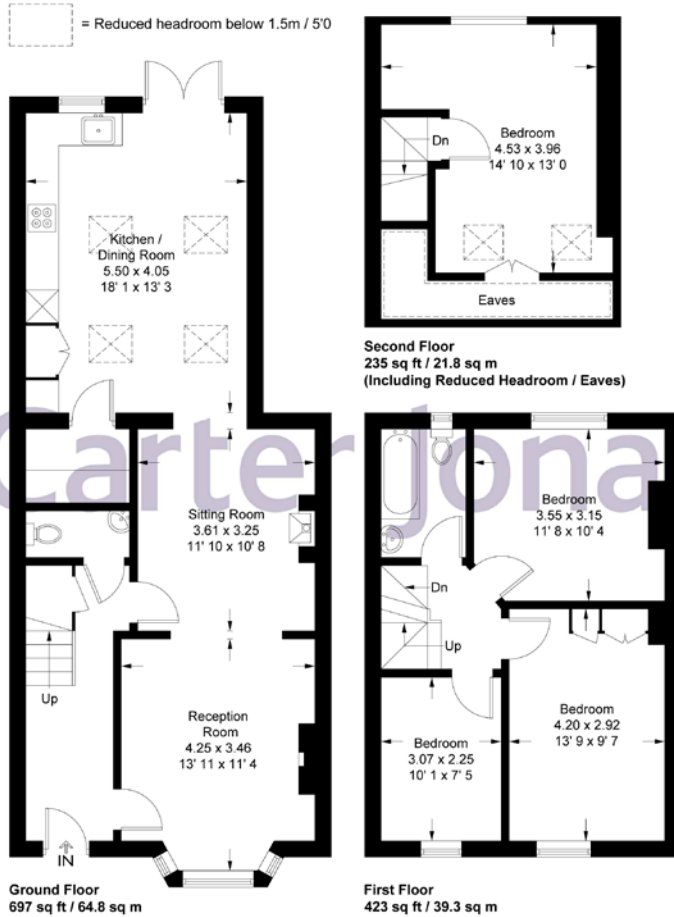
Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



Hobart Road

Approximate Gross Internal Area = 1321 sq ft / 122.7 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 34 sq ft / 3.2 sq m
Total = 1355 sq ft / 125.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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